

**PLANNING AND ZONING COMMISSION**  
**Wednesday, July 20, 2016**  
**STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, July 20, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 7/14/2016 11:44 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Minutes of the regular meeting of June 15, 2016.

Minutes of the regular meeting of July 6, 2016.

5. **ACTION ITEMS:**

**A. \* APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP**

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

**B. \* DVR16-0012 SALAD AND GO**

Request rezoning from Planned Area Development (PAD) to PAD to remove a zoning condition limiting drive-thrus, along with Preliminary Development Plan approval for site layout and building architecture for a new restaurant and drive-thru. The subject site is located south of the southeast corner of Chandler Boulevard and Kyrene Road.

**C. \* PDP16-0006 STELLAR BUSINESS PARK LOTS 2 & 3**

Request Preliminary Development Plan approval for site layout and building architecture for a new office and warehouse building on an approximate 4.3-acre site. The subject site is located at the northwest corner of Chandler Boulevard and Juniper Drive.

**D. \* LUP16-0013 QUIKTRIP**

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

**E. \* LUP16-0022 GINGER MONKEY**

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within an expanded outdoor patio as permitted under a Series 12 Restaurant License, including live entertainment. The new restaurant is located at 135 West Ocotillo Road, at the southwest corner of Arizona Avenue and Ocotillo Road.

**F. \* LUP16-0024 DESERT CIDER HOUSE**

Request Liquor Use Permit approval to produce and distribute hard cider/apple wine to wholesalers as permitted under a Series 13 In-state Farm Winery License. The new business is located at 284 East Chilton Drive, Suite 8, north and west of the northwest corner of Arizona Avenue and Elliot Road.

**G. \* LUP16-0025 LIVING ROOM WINE CAFÉ & LOUNGE**

Request Liquor Use Permit approval to expand the floor area and continue to sell and serve all types of spirituous liquors as permitted under a Series 6 Bar License, and continue live entertainment. The existing business is located at 2475 West Queen Creek Road, Suite 1, west of the southwest corner of Queen Creek and Dobson roads.

**H. \* ZUP16-0006 ICEV PARKING LOT**

Request Use Permit time extension approval to continue to allow a temporary parking lot on two parcels. The parcels are located north of the northeast corner of Alma School Road and Erie Street and at the northwest corner of Erie Street and Pleasant Drive.

**I. \* ZUP16-0009 PREMIUM COACH GROUP**

Request Use Permit approval for a recreational vehicle sales, service, and storage business within a Planned Area Development zoned district that allows for business park uses. The subject site is located at 1825 East Germann Road, within Metro Chandler Airport Center, west of the southwest corner of Germann and Cooper roads. **(REQUEST CONTINUANCE TO THE AUGUST 17, 2016, PLANNING COMMISSION HEARING)**

**J. \* PPT16-0009 TAKE OFF CENTER**

Request Preliminary Plat approval for a commercial development located at the southeast corner of McQueen and Queen Creek roads.

**K. \* CANCELLATION OF THE AUGUST 3, 2016 PLANNING COMMISSION HEARING.**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is August 17, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**